

# \$700,000 - 109 Downey Place, Okotoks

MLS® #A2240734

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.13 Acres

Downey Ridge, Okotoks, Alberta

**\*\*OPEN HOUSE SUNDAY July 20th from 11:00 am to 2:00 pm\*\*** The Perfect Blend of Flexibility, Function, and Location

This fully developed 4-level split is ideally situated on a quiet outer corner of a cul-de-sac in the highly desirable community of Downey in Okotoks. Just steps from the Recreation Centre and within easy walking distance to schools, parks, and shopping, this home offers unmatched convenience, income potential, and versatile living space for growing families or home-based professionals.

Set on a premium side lot with no neighbours on one side and extra parking, the property offers both exceptional privacy and curb appeal.

Inside, the bright and airy main floor impresses with vaulted ceilings over the open-concept kitchen and living area, creating a warm and inviting atmosphere. The kitchen is an entertainer's dream with a large island, double ovens, and direct access to a private side deck—ideal for morning coffee or summer BBQs.

Upstairs, the spacious primary bedroom features a full ensuite with steam shower, complemented by two additional bedrooms and a 4-piece main bath.

The lower two levels are currently configured as a self-contained mother-in-law suite with a



separate rear entrance (walk-out), cozy living area with fireplace, sink, and laundryâ€”perfect for multi-generational living or as a mortgage-helper rental unit. Prefer to keep the home as one? The layout can easily be opened back up for single-family living.

A dedicated home office or studio with its own private entrance offers an ideal setup for a small business or client-facing workspace, keeping work and home life seamlessly separate.

Step outside to a lush, landscaped backyard with mature trees for shade, a large deck, concrete patio, and gas line for BBQâ€”perfect for relaxing or entertaining with family and friends.

Additional features include a double attached garage and ample storage throughout. Whether you're looking for flexibility, rental income, work-from-home potential, or simply room for your family to grow, this home delivers. Don't miss your chanceâ€”book your private showing today!

Built in 1989

**Essential Information**

MLS® #	A2240734
Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,822
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split

Status	Active
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### Community Information

Address	109 Downey Place
Subdivision	Downey Ridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1H3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office                      CIR Realty

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